



# Gillespie Field Development Council



## **A Joint Powers Agreement Between the City of El Cajon and County of San Diego**

*Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800*

Clifford Leary  
*Chairman*

John Gibson  
*Councilman*

Jerry Hollingsworth  
*Vice Chairman*

Robert Parker  
*Councilman*

Rick Fordem  
*Councilman*

## **DRAFT – SUBJECT TO GFDC APPROVAL July 19, 2005**

### **MINUTES OF June 21, 2005**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Clifford Leary	Peter Drinkwater
Jerry Hollingsworth	Roger Griffiths
John Gibson	Reggie Angquico
Robert Parker	
Rick Fordem	

\*For others present, sign-in sheet is available in the Administration Building office.

#### **1. ROLL CALL**

Chairman Clifford Leary called the meeting to order at 6 p.m. All Council members were present.

#### **2. APPROVAL OF MINUTES**

Mr. Hollingsworth made a motion that the minutes of May 17, 2005 be approved. Mr. Parker seconded the motion, which passed unanimously.

### 3. CHAIRMAN'S REPORT

Mr. Leary stated that a pilot approached him at the last meeting and pointed out that construction of more hangars does not necessarily mean that the population of aircrafts will increase. The construction of new hangars will give an opportunity for planes that are currently tied down (parked in open space) to get into hangars. Three aircraft tied down take up the same space as one aircraft in a hangar.

Mr. Leary addressed the concerns regarding safety at Gillespie Field stating that it is one of the safest general aviation airports in the U.S. The Gillespie Field Development Council (GFDC), County of San Diego Airports, and Gillespie Pilots Association (GPA) have done their best in preventing new housing developments from encroaching on Gillespie Field's safety zone and noise contour comfort level, but the City Council with a two-thirds majority vote can ignore the recommendations of the above organizations. That is why there are 27 homes under construction 2000 feet from Runway 27L. Mr. Leary encouraged the public to communicate with their local city officials regarding this matter.

### 4. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater explained the timetable regarding the development of the Cajon Air Center (please see attached timetable). Phase I will consist of clean-up of the 70-acre property including demolition of all facilities. There are no plans to extend any current leases during Phase I of the project. Phase II consists of the environmental and master plan update. Phase III will be the installation of the infrastructure and Phase IV will be the receiving of the Request For Proposal (RFP) for the new hangars/aviation development.

Mr. Hollingsworth asked if there is sufficient funding for the different phases.

Mr. Drinkwater replied that Phase I will be no problem, Phase II is to be determined through the scoping process regarding how much the FAA is going to fund. Phase III is to be determined if it will be funded through venture capital or the Airport Enterprise Fund (AEF). Phase IV will be funded through private development.

Mr. Gibson asked about the status of the bond issue and if the surplus can be used for the infrastructure development at Cajon Air Center.

Mr. Drinkwater replied that the bond would pay off the AEF and the surplus funds may be used for the infrastructure development but there appears to be better places to use the surplus, which will provide better returns on investment for airports.

Mr. Gibson asked why Phase IV is not on the timetable.

Mr. Drinkwater replied that Phase IV depends on the success of Phase I through Phase III and an exact timetable cannot be determined until these phases are completed.

Mr. Hollingsworth suggested that some engineering could be started during the first two phases.

Mr. Drinkwater pointed out that point #10 on the timetable "Preliminary Site Survey" is the beginning of the engineering process and based on this survey work, a more accurate timetable for the remaining phases can be provided.

Mr. Leary inquired about the current lessee's participation in regards to the clean-up.

Mr. Drinkwater replied that letters have been sent out directing what needs to be cleaned up. If the lessee fails to comply, County of San Diego Airports will finish the clean-up process and pursue legal remedies for payment through County Counsel.

Mr. Fordem asked what is the process in submitting a Request For Proposal (RFP) to build hangars at the Cajon Air Center.

Mr. Drinkwater replied that a GFDC workshop should be held to make the final decision on the criteria for businesses that wish to build hangars at the Cajon Air Center. Any decision made shall be non-discriminatory but credits may be given to current Gillespie Field lessees that are displaced due to safety issues (such as Golden State). The weighted criteria needs to be developed that is fair and balanced for everyone. GFDC is critical to helping facilitate this process.

Mr. Fordem asked why the AEF loan went from \$6 million to \$14 million.

Mr. Drinkwater replied that Ms. Sunny Barrett would attend a future GFDC meeting to present a bond update.

## 5. AIRPORT MANAGER UPDATE

Runway 27R Rehabilitation Project Update – Mr. Griffiths stated that construction of Runway 27R project was divided into 3 areas, center, east and west. The west area was completed on June 17 and is fully paved, the center area was completed June 21 and painters will come in around midnight to paint lines. On June 22, paving on the east side will commence and the project is on schedule to open on June 28.

Mr. Leary and Mr. Fordem thanked County of San Diego Airports for the success of the Runway 27R rehabilitation project.

6. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Ms. Karen Gomes – Thanked Mr. Leary for speaking with a Vietnam Veteran who was having flashbacks. The Veteran was more concerned with Magnolia Elementary School than he was for himself. He also stated that there is no room for a helicopter school in a residential area. Ms. Gomes had questions regarding the language in “Exhibit C” (New Development Standards for Aviation Areas at Gillespie Field); she wanted clarification if San Diego Ambrosia is considered a weed.

Mr. Drinkwater replied that he believes it is not considered a weed.

Ms. Gomes questioned if the following language “Passenger terminal”, “Airport passenger terminal buildings”, “Heliports”, “Airlines, scheduled and non-scheduled”, “Air taxi”, “Aerial crop dusting and spraying enterprises” in the “Exhibit C” means that Gillespie Field will have these businesses.

Mr. Leary clarified that such language is what the Federal Aviation Administration is now requiring to be placed in new standard lease documents.

Mr. Drinkwater added that the above businesses mentioned are not necessarily coming to Gillespie Field.

Ms. Gomes asked when the public hearing for the Master Plan Update is and why there are plans for the Cajon Air Center when the public hearing has not occurred yet.

Mr. Drinkwater replied that there will be no construction until the Master Plan Update has been completed. Currently there is an approved environmental report based on the previous 1987 Master Plan that allows Airports to complete a demolition and clean-up of existing structures.

Ms. Gomes suggested that the number of noise complaints and aircraft incidents be posted on the County of San Diego Airports website for the public to view.

Mr. Griffiths replied that he keeps track of noise complaints and in the year 2005, Gillespie Field has had 9 complaints in January, 9 in February, 12 in March, 25 in April and 13 for May.

Mr. Fordem stated that flying an aircraft is the most regulated and demanding industry in the world. The public and schools should put into perspective the safety of Gillespie Field and compare it with automobile accidents. In 2003, there were 6,328,000 traffic accidents, 43,643 fatalities and 2,889,000 injuries.

Mr. Steve Real thanked Mr. Leary, Mr. Fordem and Mr. Griffiths for their participation in Wings over Gillespie. There were 14,000 in attendance and for the first time, aerobatics were included as part of the air show. Mr. Real wanted to know how much of Cajon Air Center has been reserved by other individuals, since he is also interested in building a hangar there.

Mr. Drinkwater replied that everyone would have an opportunity and the GFDC will be part of the decision-making in creating criteria for businesses to build at Cajon Air Center.

Mr. Leary thanked the Fixed Base Operators during the Wings over Gillespie for voluntarily cutting back their operations even if it caused some economic hardship.

Mr. Drinkwater encouraged everyone to visit the Duck Pond right off Marshall Avenue to see the clean-up and improvements that were recently completed by Airport Maintenance.

7. OLD BUSINESS - No Old Business

8. NEW BUSINESS - No New Business

9. NEXT MEETING

Mr. Leary adjourned the meeting at 7:25 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, July 18, 2005 in City Council Chambers, 200 E. Main Street, El Cajon.

By \_\_\_\_\_  
Reggie Angquico, Office Support Specialist